




WHITE LION
Residential
for sale
01844 280000
www.whitelionresidential.co.uk

Chinnor Road

Thame

White Lion

Residential

Chinnor Road

Thame OX9 3LR



- Three Bedroom Semi-Detached Home
- Large Garden with Southerly Aspect
- Garage & Off-Road Parking
- Sitting Room with Wood Burner
- No Onward Chain
- Extended to The Rear
- Freehold / Council Tax Band E
- Further Potential to Extend S.T.P.P

About the property

A three-bedroom semi-detached home with a large garden, garage and off-road parking. The property has already been extended to the rear but could be developed further subject to planning permission. The home offers an entrance hall, sitting room with wood burner, an extended dining room which has a further seating area to the rear and French doors onto the garden. The kitchen measures 19ft in length and has room for a breakfast table. At the rear of the kitchen is a porch area and a door to the rear garden. Upstairs are two double bedrooms, a further third single bedroom with fitted cupboards and the modern shower room with walk-in shower. To the front is off road parking for several cars and a driveway down the side of the house leading to the garage with electric roller door. The garden is a very generous size and enjoys a Southerly aspect.





About the area

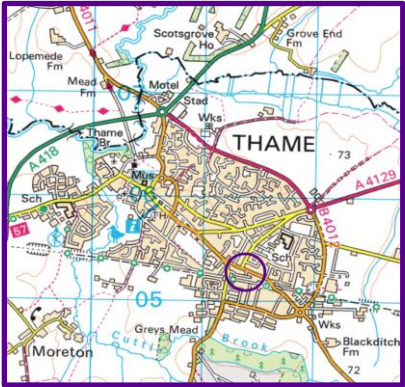
Thame is a bustling market town surrounded by beautiful countryside with many walks, including the Phoenix Trail. Thame spreads out from the historic market place and there are numerous high quality independent shops including butchers, bakers and delicatessens, in addition to Waitrose and the usual chains. There are weekly markets and other amenities include: the sports centre, Lord Williams Secondary School and a variety of restaurants and pubs. Haddenham Parkway Station is less than three miles from the town centre and the M40 is under 10 minutes' drive.



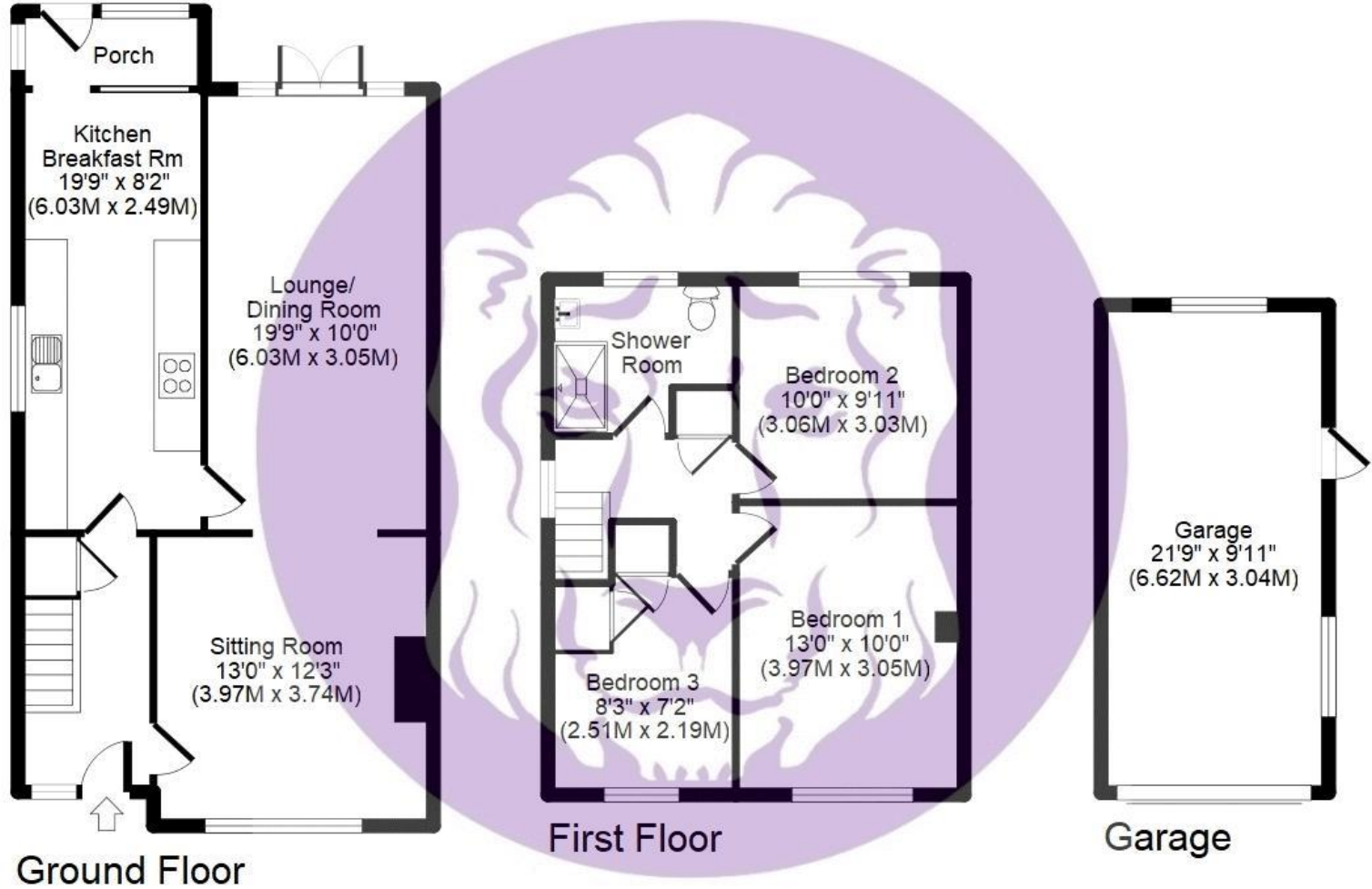
"A Non-Estate Home with a Large Rear Garden & No Onward Chain"



Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: White Lion Residential has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: White Lion Residential has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. W810



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Chinnor Road, Thame, Oxfordshire, OX9 3LR

APPROX GROSS INTERNAL FLOOR AREA: 116 sq. m / 1251 sq. ft inc. Garage

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